

Rattikin Title Company

GF# DT-11-00475-SLT

(3)

FILED
TARRANT COUNTY TEXAS

2011 MAR 31 PM 1:39

MARY LOUISA J. JONES
COUNTY CLERK**SUBORDINATION OF LEASE**

WHEREAS, Lake Country Court LLC, a Texas limited liability company ("Lessor") and Lake Country Family Medicine, P.A., a Texas professional association ("Lessee") entered into that certain Commercial Lease Agreement dated March 29, 2010 (the "Lease") concerning the premises located at 8465 Boat Club Road, Fort Worth, Texas 76179, same being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

WHEREAS, Lessor and Lessee desire to subordinate all of their right, title and interest in and to the Lease to those certain Deeds of Trust (With Security Agreement and Assignment of Rents) (collectively, the "Deeds of Trust") dated of even date herewith, executed by Lessor in favor of Lender and encumbering the Property, and any and all other interests in the Property of The American National Bank of Texas ("Lender") in consideration of two (2) loans made by Lender to Lessor in the original principal amounts of \$530,790.00 (which loan has been increased to \$586,890.00 pursuant to Modification of Promissory Note of even date herewith) and \$371,553.00, respectively, as evidenced by promissory notes of even date herewith executed by Lessor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the Lessor and Lessee in hand paid by the Lender, Lessor and Lessee do hereby covenant and agree that the Lease and any modifications, renewals, extensions, and amendments of the Lease and all rights, options, liens or charges created thereby (including any option to purchase or right of first refusal) are hereby made expressly subject and subordinate, in all respects, to the Deeds of Trust and the lien and any security interest created thereby, to any advancements made under the Deeds of Trust, to any and all consolidations, renewals, modifications and extensions thereof, and to any other deed of trust on the Property which may hereafter be held by Lender.

EXECUTED this 30 day of March, 2011.

LESSOR:

Lake Country Court LLC,
a Texas limited liability company

By: 

Yung S. Chen, Managing Member

SUBORDINATION OF LEASE

Page 1

LESSEE:

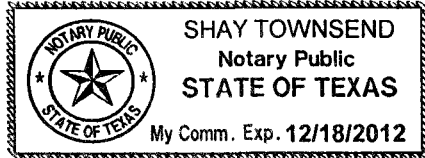
Lake Country Family Medicine, P.A.,
a Texas professional association

By: [Signature]
Yung S. Chen, President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Yung S. Chen, Managing Member of Lake Country Court LLC, a Texas limited liability company**, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of March, 2011.

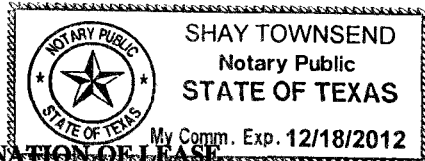


[Signature]
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Yung S. Chen, President of Lake Country Family Medicine, P.A., a Texas professional association**, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same in the capacity stated herein and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of March, 2011.



[Signature]
NOTARY PUBLIC, State of Texas

SUBORDINATION OF LEASE

EXHIBIT "A"

Lot 1, Block 1, YUNG CHEN ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat filed for record under Clerk's File No. 210177668, Deed Records of Tarrant County, Texas.

After recording return to:
The American National Bank of Texas
102 W. Moore Avenue
Surrell, TX 75160

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

THE AMERICAN NATIONAL BANK OF TEXAS
102 W MOORE AVENUE
TERRELL, TX 75160

Submitter: RATTIKIN TITLE (OPR)

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 3/31/2011 1:38 PM

Instrument #: D211075060

LSE

4

PGS

\$24.00

By: Mary Louise Garcia

D211075060

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: DBWARD